Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

2 Lyminster Close,
Bury St. Edmunds, IP32 7JF

Guide Price
£395,000

A lovely family home with larger than average corner plot and detached double garage!

Here is a spacious 4 bedroom detached property, ideally located for easy access in to town by bus or car from the edge of 'The Bartons' Moreton Hall development.

Owned since new by the present vendors - a testament if needed to what a lovely home it has been to live in!

A much loved property and very well maintained, but with the possibility of updating now and adding your own touches to the interior.

- Spacious, detached, 4 bedroom house
- Set in low-maintenance established gardens
- Detached double garage & driveway
- Hall, cloakroom, kitchen, utility room
- Lounge, dining room with double doors
- 4 bedrooms, master ensuite, family bathroom
- Double glazing, gas central heating

On the ground floor: The entrance hall leads to a cloakroom, and an inner hall gives access to both the sitting room and kitchen. The kitchen is a lovely bright room and includes plenty of storage cupboards and worktop surfaces. There is a free standing electric cooker, and further appliance space. There is a door through to the additional utility room, a useful space, leading to the outside.

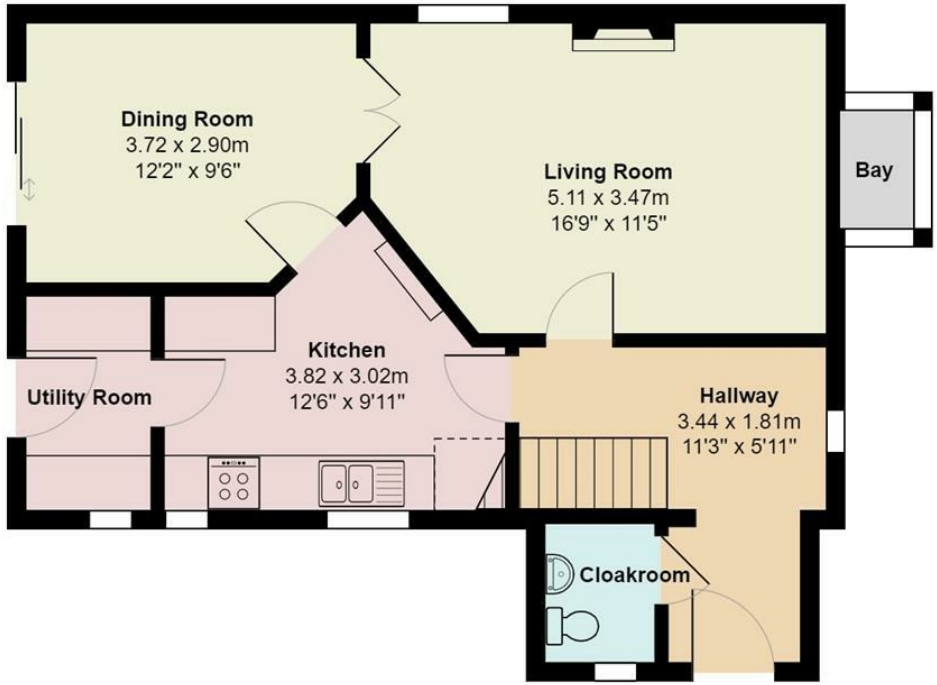
The sitting room has a box bay window and window to side, a feature electric fire, and with double doors which open up into the separate dining room. This combined space when opened up provides the perfect space for entertaining. There are also patio doors to the rear garden.

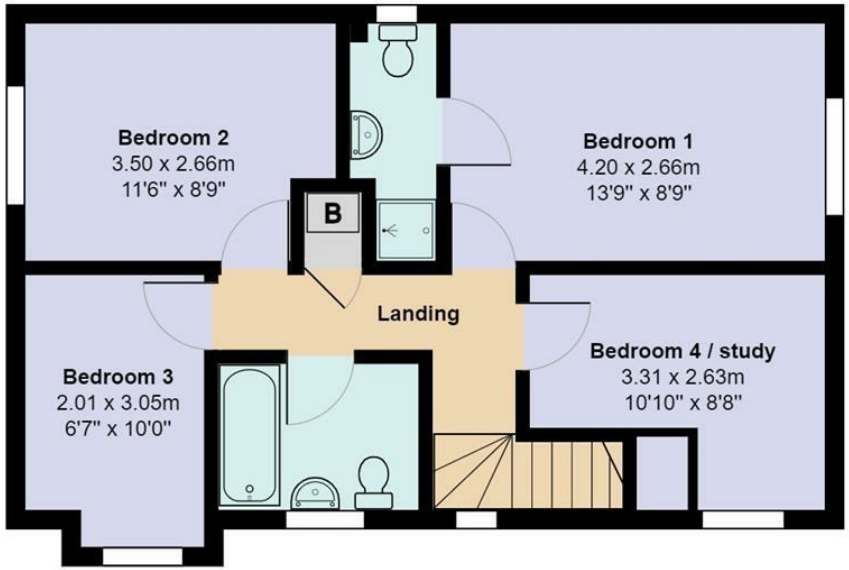
On the first floor: The landing area gives access to all 4 bedrooms and the family bathroom. Bedroom 1 features an en suite shower room, and there is a boiler/airing cupboard off the landing.

Outside. The property is approached over a shared driveway which leads to a private drive, providing parking for several vehicles, in front of the double garage. The detached garage is a bonus and could perhaps be alternatively used as a home office space. Being situated on a wider than average corner plot, the gardens are a good size, giving plenty of space around 3 sides of the property. There is also a side access pedestrian gate from Kingsworth Road.

The rear gardens have been professionally hard landscaped and bordered with established specimen shrubs and trees. It has been mostly paved, designed for entertaining, and low maintenance. There is a sheltered patio area and pergola immediately beside the house, and another pergola and raised pond mid way down. There is a cleared space to the end, ideal perhaps for adding a summerhouse or shed / studio, if required. The boundaries are well defined adding privacy, and walled to the Barton Rd side with retained planting borders.

COUNCIL TAX - BAND D
ENERGY PERFORMANCE RATING - C
COUNCIL - West Suffolk
SERVICES - All main services connected
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS - ///pencil.motoring.annotated





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